

1.1.1 Planning Proposal – Grimshaw Lane Residential Area Gulgong

REPORT BY MANAGER STRATEGIC PLANNING TO 17 JULY COUNCIL MEETING

Planning Proposal Grimshaw Lane Gulgong

A0100055, P1889211, A0420241

RECOMMENDATION

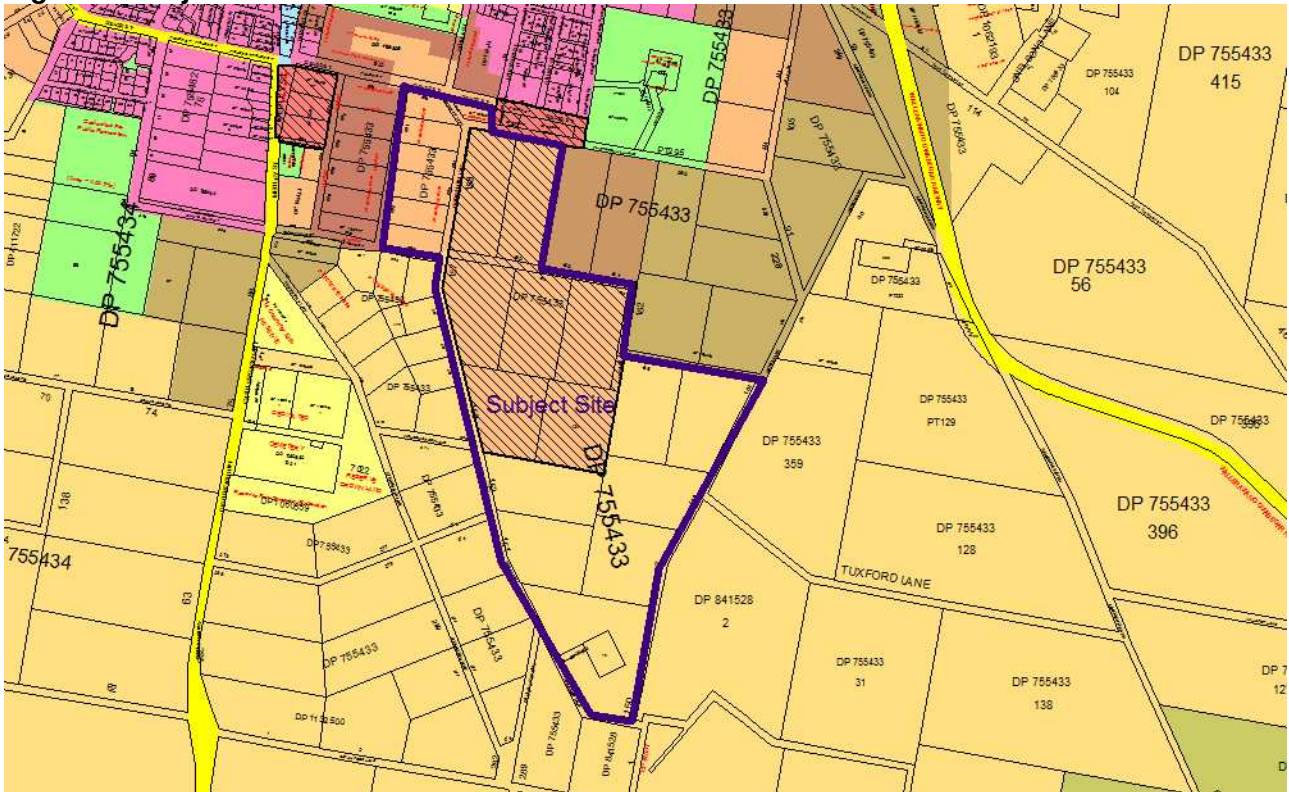
That:

1. the report by Manager Strategic Planning on the Planning Proposal – Grimshaw Lane Gulgong be received;
2. Council prepare an amending Local Environmental Plan for Grimshaw Lane to provide for residential development;
3. the Planning Proposal under section 55 of the Environmental Planning and Assessment Act for Grimshaw Lane Gulgong be forwarded to the Department of Planning and Infrastructure seeking a Gateway Determination;
4. a further report be presented to Council upon the completion of the exhibition addressing any submissions.

Executive summary

The purpose of this report is to resolve to prepare an amending LEP for land in Grimshaw Lane on the southern edge of Gulgong.

Figure 1 Subject Site



The land was identified in the Comprehensive Land Use Strategy as being suitable for large lot residential with part of the site identified as R2 Low Density Residential in the Draft LEP 2012. The applicant made a submission to the Draft LEP2012 requesting that Council consider the site for General Residential. As the site had not been exhibited at those densities, Council recommended the applicant prepare a site specific planning proposal.

Detailed report

Council adopted a Comprehensive Land Use Strategy (CLUS) which was endorsed by the Department of Planning and Infrastructure in August 2011. The CLUS identified the Grimshaw Lane area for future urban development, however, the development densities were lower than now submitted.

Unprecedented growth in the resources sector, in particular mining, has placed enormous pressure on the local housing market to a point where demand for vacant residential land is outstripping supply. The land supply figures in the CLUS were first collated in 2005 and included the Fisher St residential precinct that is presently being developed.

The Planning Proposal before Council has been prepared by Whelans Insites and includes the following land:

- Lots 9 and 10 DP 251803 and Lots 72,150 to 159, 164 to 167 DP 755433 (held by Rathfobe Pty Ltd)
- Lot 185 DP 755433 (held in the name Jan Therese Cunningham)
- Lot 159 DP 755433 (held by Colin John Bennett and Patricia Anne Gledhill)
- Lots 229, 231, 233, 234, 235, 294 DP 755433 and Lot 519 DP 725032 held by the Crown.

The land is currently zoned part Rural Residential and part Agriculture under the Interim LEP 2008. The Draft LEP 2012 proposes a part R2 Low Density Residential (replaces the Rural Residential zone) and Part RU1 Primary Production under the Draft LEP 2012 (replacing the Agriculture zone). The purpose of the Planning Proposal is to rezone the land R1 General Residential.

The subject site has a total area of approximately 68ha which will provide a long term lot yield of 500 residential lots in four stages.

The rezoning will facilitate much needed residential growth within Gulgong. The proposal includes:

- A concept plan showing a lot layout and lots generally in excess of 800m²
- Open space within 400m of all lots
- A layout which responds to the topography of the site and incorporates drainage
- A limited number and length of cul de sacs generally no more than 10 lots

Servicing

Development of a new sewerage pumping station to facilitate the servicing of the development will be required. This will need to be developed as part of stage one of the proposal.

Water is available and the site can be connected to the town water reticulation system. As Council is aware there are issues with the medium to long term capacity within the water reticulation system for Gulgong. Rezoning this site may have an impact on the longer term ability for other sites to be serviced without further augmentation of the water treatment plant. At this stage there is capacity within the existing infrastructure to accommodate the zoned land. One of the on-going issues in terms of land supply in Gulgong has been the reluctance of land owners to develop existing zoned land. In addition, the development application for the Temporary Workers Accommodation on the edge of the town remains as yet undetermined and should it be approved would also have a significant impact on the availability of water in the medium to long term.

Council will need to continue to closely monitor development in the town to ensure that the release of residential land is not inhibited by the ability to service it.

Provisions

The intended outcome of the planning proposal is to enable residential development across the precinct. The provisions will comprise of:

- An amendment to the Draft LEP2012 Land Zoning Map to apply an R1 General Residential zone to the site; and
- An amendment to the Minimum Lot Size Map to reflect a minimum lot size of 600m2.

As the detailed Planning Proposal to be submitted for Gateway Determination is Attachment 1.

Financial implications

Not applicable.

Strategic or policy implications

The planning proposal will reinforce the direction of growth as set through the Comprehensive Land Use Strategy and provide certainty in terms of the ongoing supply of residential land in the medium term.

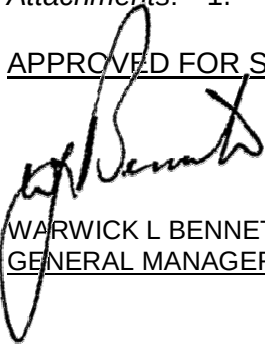
LIZ DENSLEY
MANAGER STRATEGIC PLANNING

SHIREEN MURPHY
ACTING GROUP MANAGER DEVELOPMENT &
COMMUNITY SERVICES

4 July 2012

Attachments: 1. Planning Proposal (following at the end of the Business Paper)

APPROVED FOR SUBMISSION:



WARWICK L BENNETT
GENERAL MANAGER